

108.0

0001

0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
871,200 / 871,200
871,200 / 871,200
871,200 / 871,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DODGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCGAHAN STEVEN T/DEBRA F	
Owner 2:	
Owner 3:	
Street 1: 16 DODGE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: BRESNAHAN LINDA A -
Owner 2: -
Street 1: 16 DODGE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 2640 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
3/21/2012 266 Addition 166,000

ACTIVITY INFORMATION
Date Result By Name
10/15/2014 Measured PC PHIL C
8/2/2012 Info Fm Prmt BR B Rossignol
1/7/2009 Measured 372 PATRIOT
12/4/1999 Inspected 264 PATRIOT
11/29/1999 Mailer Sent
10/28/1999 Measured 256 PATRIOT
8/23/1991 JK

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact Fact Price Units Type Type Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 7265 Sq. Ft. Site 0 70. 0.88 5

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value Legal Description
101 7265.000 424,600 446,600 871,200
Total Card 0.167 424,600 446,600 871,200 Entered Lot Size
Total Parcel 0.167 424,600 446,600 871,200 Total Land: Land Unit Type:
Source: Market Adj Cost Total Value per SQ unit /Card: 330.00 /Parcel: 330.00 Insp Date

PRIOR ID	NAME
Prior Id # 1:	68777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT	Parcel ID	108.0-0001-0009.0
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date		
2022 101 FV 424,600 0 7,265. 446,600 871,200 Year end 12/23/2021		
2021 101 FV 411,800 0 7,265. 446,600 858,400 Year End Roll 12/10/2020		
2020 101 FV 411,900 0 7,265. 446,600 858,500 858,500 Year End Roll 12/18/2019		
2019 101 FV 306,500 0 7,265. 452,900 759,400 759,400 Year End Roll 1/3/2019		
2018 101 FV 306,500 0 7,265. 338,100 644,600 644,600 Year End Roll 12/20/2017		
2017 101 FV 306,500 0 7,265. 306,200 612,700 612,700 Year End Roll 1/3/2017		
2016 101 FV 306,500 0 7,265. 293,500 600,000 600,000 Year End 1/4/2016		
2015 101 FV 299,000 0 7,265. 248,800 547,800 547,800 Year End Roll 12/11/2014		

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes		
BRESNAHAN LINDA 36877-176 10/30/2002 400,000 No No		
WOLK PAUL F 25620-120 9/13/1995 1 No No F		

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
10/28/1996 563 Manual 3,750

ACTIVITY INFORMATION
Date Result By Name
8/2/2012 Info Fm Prmt BR B Rossignol
1/7/2009 Measured 372 PATRIOT
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Prior Id # 3:	
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Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

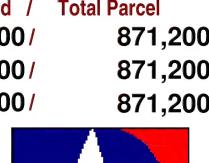
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EXTERIOR INFORMATION

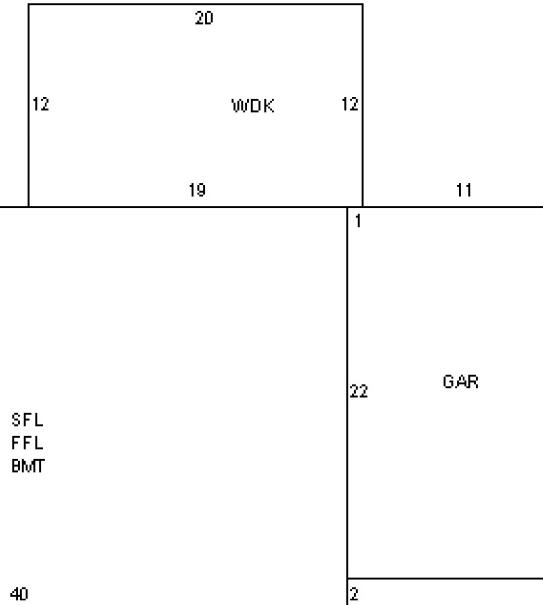
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1955
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Avg

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Heat Sys: 1

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